

**MEETING TO BE BROADCAST ON COMCAST CHANNEL 27
AND VERIZON CHANNELS 41 AND 42**

**AGENDA FOR THE REGULAR BUSINESS MEETING
OF THE COUNCIL OF WEST WINDSOR TOWNSHIP
271 CLARKSVILLE ROAD
TO THE EXTENT KNOWN**

October 30, 2017

The Business Session will begin promptly after the close of the adequately noticed
Closed Session

1. Call to Order
2. Statement of Adequate Notice – January 6, 2017 to the Trenton Times and the Princeton Packet. Closed Session notices October 24, 2017.
3. Salute to the Flag
4. Ceremonial Matters and/or Topic for Priority Consideration

West Windsor Police Division Accreditation

**Acknowledgement of Police Officers in the Apprehension
of the AT&T Robbery Suspects**

5. Public Comment: (30 minutes comment period; 3-minute limit per person)
6. Administration Comments
7. Council Member Comments
8. Chair/Clerk Comments
9. Public Hearings

10. Consent Agenda

A. Resolutions

2017-R269 Authorizing the Appointment of Vineet Anand to fill a Vacancy of Alternate I Member on the Board of Recreation to Serve a Term to Expire December 31, 2018

B. Minutes

August 21, 2017 – Work Session as amended

C. Bills & Claims

11. Items Removed from Consent Agenda

12. Recommendations from Administration and Council/Clerk

2017-R270 Authorizing the Business Administrator to Purchase New Access Door System for the Municipal Building from Open Systems Integrators, Inc. under the New Jersey State Approved Education Services Commission of NJ Cooperative Pricing System #65 Bid MRESC 15/16-70 - \$29,155.37

2017-R271 Authorizing the Mayor and Clerk to Execute a Developer's Agreement with Bala Muthuswamy and Revathi Sankaran – ZB17-02 (454 Cranbury Road)

2017-R272 Authorizing the Mayor and Clerk to Execute Affordable Housing Agreement with Community Options Inc. to Provide Affordable Housing and Supportive Services for Individuals with Disabilities

2017-R273 Authorizing the Business Administrator to Purchase a New JRB Side Dump Bucket from Groff Tractor for the Department of Public Works - \$12,300.00

2017-R274 Authorizing the Business Administrator to Purchase a 2017 Caterpillar 926M Loader from Foley Inc., under New Jersey State Approved Cooperative Pricing System #65 MCESCCP, MRESC CO-OP 15/16-08, 7 Year/5000 Hour Machine Warranty, the JRB Coupler, and Tink 720 Claw with JRB Ears and Jumper Hoses which are not part of the CO-OP - \$182,514.86

2017-R275 Authorizing the Mayor and Clerk to Execute a Lease Agreement Extension with the U.S. Postal Services for 331 North Post Road

13. Introduction of Ordinances
14. Additional Public Comment (three-minute limit per person)
15. Council Reports/Discussion/New Business
16. Administration Updates
17. Closed Session (Room C if needed)
18. Adjournment

Minutes for Distribution: October 2, 2017 Business Session
October 16, 2017 Closed Session

RESOLUTION

WHEREAS, there is a vacancy to fill an unexpired term as an Alternate I Member on the Board of Recreation Commissioners; and

WHEREAS, Vineet Anand has expressed his interest in serving on the Board of Recreation Commissioners; and

WHEREAS, it is recommended that Vineet Anand be appointed to fill the unexpired term through December 31, 2018; and

WHEREAS, Mayor Shing-Fu Hsueh recommends this appointment and seeks the Council's consent to appoint Vineet Anand to the Board of Recreation Commissioners.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of West Windsor hereby approves (consents to) the following Board of Recreation Commissioners:

Vineet Anand Alternate I Member Term Expires 12/31/2018

Adopted: October 30, 2017

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 30th day of October, 2017.

Sharon L. Young
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, Administration is ready to start the second phase of security upgrades of interior and exterior security upgrades for the West Windsor Township Municipal Building; and

WHEREAS, Open Systems Integrators (OSI Inc. 207D Woodward Road, Manalapan, NJ 07726 is an authorized vendor under the New Jersey State approved Educational Services Commission Cooperative Pricing System #65MCESSCCPS, Bid # MRESC 15/16-70; and

WHEREAS, Administration recommends replacing the keyless door system with an Access Control System for keyless entry and door status monitoring pursuant to OSI's October 13, 2017 proposal; and

WHEREAS, the total turnkey cost inclusive of equipment, shipping, installation, programming, testing, and training is \$29,155.37 and was included in the 2017 Capital Budget; and

WHEREAS, certified funds are available for said equipment and services in the Capital Budget as certified by the Chief Financial Officer in the following account:

Municipal Facilities Adm/PO Bldgs. 405-2017-21-002 \$29,155.37

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of West Windsor that the Business Administrator is authorized to purchase the Access Control System under New Jersey State approved Cooperative Pricing System #65 MCESSCCPS; Bid #MRESC 15/16-70 from Open Systems Integrators, 207D Woodward Road, Manalapan, New Jersey 07726.

Adopted: October 30, 2017

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 30th day of October, 2017.

Sharon L. Young
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, on July 27, 2017, the West Windsor Township Zoning Board of Adjustment approved the application (ZB17-02) Bala Muthuswamy and Revathi Sankaran, for a variance to construct a single family dwelling; and

WHEREAS, a condition of approval is the execution by the Developer of a Developer's Agreement with the Township, as prepared by the Zoning Board of Adjustment's counsel; and

WHEREAS, the Developer's Agreement appended hereto has been prepared and executed; and

WHEREAS, such Developer's Agreement accurately reflects the conditions stated in the Resolution of Memorialization; and

WHEREAS, it would be in the best interest of the Township to execute such Developer's Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor on this 30th day of October, 2017 that the Mayor and Township Clerk are hereby authorized and directed to execute a Developer's Agreement in the form attached hereto.

ADOPTED: October 30, 2017

I hereby certify this is a true copy of a resolution adopted by the West Windsor Township Council at their meeting held on the 30th day of October, 2017.

Sharon L. Young
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, Community Options, Inc. is a not-for-profit corporation incorporated in the State of New Jersey; and

WHEREAS, it has asked the Township to provide funding of up to \$200,000.00 for the purchase and renovation of a single family residence at 4 West Kincade Drive that, after renovations, will have four (4) bedrooms, for the purpose set forth below. The house has been acquired, but some of the \$200,000.00 will be used to offset Foundation monies that were used on an interim basis to fund the down payment; and

WHEREAS; Certification of Funds has been received from the Chief Financial Officer and funds for said Agreement are available in the following line item appropriation account: Township Affordable Housing Trust Fund 121201; \$200,000.00; and

WHEREAS, Community Options' mission is to provide affordable housing and services for individuals with disabilities; and

WHEREAS, the Township will benefit not only by assisting in the creation of the group home and the services it will provide to individuals with disabilities, but, if approved by the court, the Township will receive affordable housing credit for each bedroom; and

WHEREAS, the Township will also receive credit towards satisfying the requirement that 13 percent of the affordable household units constructed after July 1, 2008 be very low income households, a challenging requirement to meet; and

WHEREAS, for the foregoing reasons it is in the best interest of the Township to enter into the Agreement with Community Options, Inc. attached hereto, which includes a proviso that it becomes effective only if approved by the court.

NOW, THEREFORE, the Mayor and Clerk are hereby authorized and directed to execute the West Windsor Township Township-Community Options, Inc. Agreement.

Adopted: October 30, 2017

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held of the 30th day of October, 2017.

Sharon L. Young
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor needs to purchase one (1) New JRB HD Side Dump Bucket; and

WHEREAS, a JRB HD side dump bucket needs to be purchased for use with this Loader and is not part of the Cooperative Purchase System and the Department of Public Works received three quotes for the side dump bucket and Groff Tractor had the lowest price quote of \$12,300.00; and

WHEREAS, funding for the acquisition of said equipment for the Department of Public Works is available through the approved 2017 Capital Budget; and

WHEREAS, the Chief Financial Officer has certified that funds are available for said contract in the following account:

Public Works – Acquisition. of Vehicle - Account Code 405 2017 21 025 \$12,300

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that the Business Administrator is authorized to purchase one (1) New JRB Side Dump Bucket from Groff Tractor, 212 Monmouth Rd Freehold, NJ 07728.

Sharon L. Young,
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor needs to purchase one (1) 2017 Caterpillar 926M Loader; and

WHEREAS, Foley, Inc., 855 Centennial Ave PO Box 1555 Piscataway, NJ 08855; has been awarded under New Jersey State approved Cooperative Pricing System #65 MCECCPS; MRESC CO-OP 15/16-08 Grounds Equipment 2017 Caterpillar 926M Loader for \$156,169.86; and

WHEREAS, the 7 year / 5000 hour full machine warranty option is not part of the Cooperative Pricing System and Foley, Inc. is sole provider for this option, which is a factory sponsored warranty totaling \$5,520.00; and

WHEREAS, Foley, Inc. will be installing a JRB Coupler for use with this loader which is not part of the MRESC CO-OP 15/16-08 65MCECCPS totaling \$6,054.00; and

WHEREAS, a Tink 720 Claw with JRB ears and jumper hoses needs to be purchased for use with this Loader and is not part of the Cooperative Pricing System and the Department of Public Works received three quotes for the Claw from Foley, Inc., and Foley had the lowest price quote totaling \$14,771.00; and

WHEREAS, funding for these acquisitions for the Department of Public Works is available through the approved 2017 Capital Budget; and

WHEREAS, the Chief Financial Officer has certified that funds are available for in the following account:

Public Works – Acq. of Vehicle Account Code 405 2017 21 025 \$182,514.86

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that the Business Administrator is authorized to purchase one (1) 2017 Caterpillar 926M Loader, Tink Claw, and 7 year/5000 hour full warranty from Foley, Inc., 855 Centennial Ave PO Box 1555 Piscataway, NJ 08855 for a total of \$182,514.86.

Adopted: October 30, 2017

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 30th day of October, 2017.

Sharon L. Young,
Township Clerk
West Windsor Township

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

A RESOLUTION AUTHORIZING AN AMENDMENT TO THE LEASE AGREEMENT
BETWEEN THE UNITED STATES POSTAL SERVICE AND THE TOWNSHIP OF WEST
WINDSOR FOR THE LAND COMMONLY KNOWN AS 331 NORTH POST ROAD, BLOCK
10, LOT 11 (A.K.A 100 MUNICIPAL DRIVE) WEST WINDSOR, NEW JERSEY

- WHEREAS, the Township Council of the Township of West Windsor originally authorized the execution of a Lease Agreement (“Lease” or “Agreement”) with the United States Postal Service (“U.S.P.S.”), an independent agency of the United States federal government, on May 9, 1996, via Resolution No. 96-R120; and
- WHEREAS, the Property (“Property”) owned by the Township and leased to the U.S.P.S. under the Agreement is located at Block 10, Lot 11 on the official Tax Map of West Windsor Township, and is commonly known as 331 North Post Road (a.k.a. 100 Municipal Drive); and
- WHEREAS, subsequent to executing the initial Lease with the U.S.P.S. in 1996, the Township Council has since authorized two (2) amendments to the Lease: the first beginning February 1, 2008 and ending January 31, 2013, and the second beginning January 31, 2013 and ending January 31, 2018; and
- WHEREAS, at their December 10, 2012, Business Meeting Township Council adopted Ordinance 2012-20 to authorize an amendment to the lease agreement to permit the U.S.P.S. to continue to operate a post office at the 331 North Post Road location in reduced space and at a reduced rental payment; and
- WHEREAS, the U.S.P.S. has determined to exercise its option to renew the Lease a third time, for a term of five (5) years beginning February 1, 2018 and ending January 31, 2023, paying an annual rental rate to the Township of West Windsor in the amount of \$62,064.90 (“Exercise of Renewal Option”) is attached hereto as Exhibit A and incorporated herein by reference); and
- WHEREAS, all remaining terms of the original Lease Agreement, attached hereto as Exhibit B and incorporated herein by reference, shall remain unchanged; and
- WHEREAS, the Township is empowered to lease municipally-owned property to the United States and its subsidiaries pursuant to N.J.S.A. 40:60-25.51, so long as the governing body determines same to be “desirable for the public convenience and welfare.”

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor, permitting the U.S.P.S. to lease the Property to continue the operation of a post office is desirable for the public convenience and welfare, and a third amendment to the existing Lease Agreement with the U.S.P.S. for a five-year (5-year) extension, beginning January 31, 2023, in exchange for an annual rental rate of \$62,064.90, be and is hereby authorized.

BE IT FURTHER RESOLVED that the Mayor, Township Clerk, and Township Attorney are hereby authorized to execute and record any document(s) necessary in the fulfillment of this Resolution, specifically, an amendment to the Lease Agreement, upon review and approval of the document(s) by the Township Attorney.

BE IT FINALLY RESOLVED that, upon final execution, the amendment to the Lease Agreement shall be incorporated by reference into this Resolution and shall be attached hereto as Exhibit C.

Adopted: October 30, 2017

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 30th day of October, 2017.

Sharon L. Young
Township Clerk
West Windsor Township